

# \$1,499,999 - 15349 Highland Valley Road, Escondido

MLS® #PTP2606730

**\$1,499,999**

5 Bedroom, 2.00 Bathroom, 2,103 sqft  
Residential on 5.00 Acres

Highland Valley, Escondido, CA

Rare opportunity in the heart of Highland Valley Wine Country to harvest your own grapes for wine! Set on approximately 5 breathtaking acres, this single-story ranch-style property offers the perfect blend of privacy, open space, panoramic valley and mountain views, and the relaxed vineyard lifestyle this coveted area is known for. Enjoy peaceful panoramic country views and your very own vineyard. The property captures the charm and character of San Diego's growing wine country. With agricultural zoning and expansive usable land, the property also offers exciting possibilities for those dreaming of cultivating vines, expanding agricultural use, creating gardens, or designing their own private wine-country retreat. The approximately 2,103 sq. ft. residence features 3 bedrooms plus a spacious bonus room, 2 bathrooms, a fireplace, central air conditioning, and an attached two-car garage. Recent improvements include a certified septic system, an updated well with a newer pump and approximately 606 feet of galvanized pipe, along with a bonus room/office and additional enclosed room for a potential junior ADU. Minutes from Rancho Bernardo, Escondido, shopping, dining, recreation, and major commuter routes. Fully owned solar, no HOA or no Mello-Roos. A truly unique opportunity to own five acres in Highland Valley Wine Country with spectacular views, privacy, agricultural potential, and the vineyards and wineries that make this area so special.



Built in 1979

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | PTP2606730  |
| Price          | \$1,499,999 |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 2,103       |
| Acres          | 5.00        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Status         | Active      |

Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 15349 Highland Valley Road |
| Area        | ESCONDIDO (92025)          |
| Subdivision | Highland Valley            |
| City        | Escondido                  |
| County      | San Diego                  |
| State       | CA                         |
| Zip Code    | 92025                      |

Amenities

|                |                    |
|----------------|--------------------|
| Parking Spaces | 22                 |
| # of Garages   | 2                  |
| View           | Panoramic,Vineyard |
| Pool           | N/K                |

Interior

|              |                    |
|--------------|--------------------|
| Heating      | Passive Solar      |
| Cooling      | Central Forced Air |
| Fireplace    | Yes                |
| Fireplaces   | FP in Living Room  |
| # of Stories | 1                  |
| Stories      | 1 Story            |

Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2026 |
| Days on Market | 2                   |
| Zoning         | AGRICULTUR          |
| Listing Office | Team Z Realty       |

### **Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | Team Z Realty |
|----------------|---------------|

This information is deemed reliable but not guaranteed. You should rely on this information only to decide whether or not to further investigate a particular property. BEFORE MAKING ANY OTHER DECISION, YOU SHOULD PERSONALLY INVESTIGATE THE FACTS (e.g. square footage and lot size) with the assistance of an appropriate professional. You may use this information only to identify properties you may be interested in investigating further. All uses except for personal, non-commercial use in accordance with the foregoing purpose are prohibited. Redistribution or copying of this information, any photographs or video tours is strictly prohibited. This information is derived from the Internet Data Exchange (IDX) service provided by San Diego MLS®. Displayed property listings may be held by a brokerage firm other than the broker and/or agent responsible for this display. The information and any photographs and video tours and the compilation from which they are derived is protected by copyright. Compilation© 2026 San Diego MLS®, Inc

Listing information last updated on September 14th, 2026 at 2:54am PDT